

## **Middletown General Notes – Subdivision Plans**

(Record and Construction Plans)

1. Purpose of Plan:
2. Supersedes Note.
3. Tax Map Parcel No.:
4. Source of Title:
5. Zoning:
  - a. Existing
  - b. Proposed
6. Datum:
  - a. Horizontal
  - b. Vertical
7. Project Benchmark: *(Location to be graphically shown and labeled on the plan)*
8. Topography shown hereon is based on \_\_\_\_\_.
9. Site Area (Existing):
  - a. Building Cover
  - b. Other Impervious Cover (pavement, sidewalk, etc.)
  - c. Woods
  - d. Open Area
  - e. Total Gross Acreage
10. Site Area (Proposed):
  - a. Lot Area
  - b. Right-of-Way
  - c. Open Space
  - d. Other
  - e. Total Gross Acreage
11. Land Use:
  - a. Existing
  - b. Proposed
12. Area Regulations:
13. Open Space:
  - a. Required
  - b. Provided
14. Projected sanitary sewer flow data (average and peak flow listed by use)
15. Acreage of Proposed Disturbance.
16. Utilities:
  - a. Water Supply: Town of Middletown. Subject to the approval of the Delaware State Department of Natural Resources and Environmental Control and the Delaware State Division of Public Health and the Town of Middletown.  
The Town of Middletown or Artesian Water (choose one as applicable) owns the water main and service connection up to the shut off valve, located at the property line. The Town of Middletown has ownership and maintenance responsibility for the water meter. The water meter pit or vault, on site water main and service lines, and on site hydrants are to be owned and maintained by the property owner.
  - b. Sanitary Sewer: Town of Middletown. Subject to the approval of the Delaware State Department of Natural Resources and Environmental Control and the Delaware State Division of Public Health and the Town of Middletown.
  - c. Storm Drainage: All on-site drainage facilities (including but not limited to swales, storm drainage system, stormwater management facilities, etc.) shall be privately owned and maintained. Drainage facilities shall be in accordance with the New Castle County Drainage Code and the Delaware Sediment and Stormwater Management Regulations dated February 2019 or as later amended. **(Commercial)**

- d. Storm Drainage: All on-site drainage facilities (including but not limited to swales, storm drainage system, stormwater management facilities, etc.) shall be publicly owned and maintained. Drainage facilities shall be in accordance with the New Castle County Drainage Code and the Delaware Sediment and Stormwater Management Regulations dated February 2019 or as later amended. **(Residential)**
- e. Electric: Town of Middletown. Subject to the Town's approval.
- 17. Owner/Developer:
  - Address:
  - Phone Number:
  - Fax Number:
- 18. Monumentation:
  - a. Existing: (#) (symbol) — (description)
  - b. Proposed: (#) (symbol) — (description)
- 19. Fire Hydrants:
  - a. Existing: (#) (symbol)
  - b. Proposed: (#) (symbol)
- 20. No debris shall be buried on-site.
- 21. All fire lanes, fire hydrants, fire department connections, sprinklers, standpipe connections, and fire exits shall be marked and/or protected in accordance with the Delaware State Fire Regulations.
- 22. A 20' utility easement, 10' respectively, on each side of the centerline of the pipe, shall be created, wherever possible, where a sanitary sewer, storm sewer, water or electric is designated for public use and is outside of the dedicated public right-of-way.
- 23. A 6' wide easement on each side of each side and rear lot shown on this plan, subsequently, established within the perimeter boundaries shown on said plan is hereby dedicated to be available for any utility use, provided that where any lot line is eliminated, the easement along said lot line is extinguished except as to utilities then existing in said easement.
- 24. Developer shall preserve all trees on this site, except where necessary to construct buildings, parking, accessways, recreational facilities and utilities, and selective thinning of existing trees. Specific species of plant materials as designated on this plan or the landscape plan (if such a plan is an integral part of this plan) shall be preserved and properly protected during construction.
- 25. Subdivision streets constructed within the limits of the right-of-way dedicated to the public use shown on this plan are to be maintained by the Town of Middletown following the completion of the streets by the developer to the satisfaction of the Town. The Town assumes no maintenance responsibilities within the dedicated street right-of-way until the streets have been accepted by the Town.
- 26. All common facilities including, but not limited to, paved areas, sidewalks, curbing, landscaping, public open space, and/or drainage facilities shall be kept in good repair and maintained in a safe sanitary condition.
- 27. All internal streets so indicated are hereby dedicated for public use.
- 28. Street lights in residential areas shall be installed at the cost of the developer.
- 29. All lot purchasers shall permit the developer, or his agents, temporary trespass upon the purchaser's lot to complete or repair the various improvement elements (grading, infiltration trenches, etc.) shown on the approved final plan for the period from the purchase of the lot to eighteen (18) months from the date of acceptance of public improvements by the Town of Middletown.
- 30. All lot purchasers shall permit Town Officials temporary trespass upon the purchaser's lot to inspect the various improvement elements shown on the approved final plan for the period from the purchase of the lot to eighteen (18) months from the date of acceptance of public improvements by the Town of Middletown.

31. All public utilities including, but not limited to, electric, gas, and telephone shall be placed underground within the subdivision. Such utilities shall be installed in strict accordance with the prevailing standards and practices of the utility or other company providing service, except where it is demonstrated to the satisfaction of the Town of Middletown that underground installations are not feasible because of physical conditions of the land.
32. A landscape plan prepared by \_\_\_\_\_, last dated \_\_\_\_\_ or as amended and approved in writing by the Town of Middletown, is hereby considered a part of the record plan.
33. For maintenance declaration of open spaces, landscaping, and/or stormwater management facilities shown on this plan, see deed of restrictions, dated \_\_\_\_\_, and of record in the Office of the Recorder of Deeds in and for New Castle County, State of Delaware, Instrument # \_\_\_\_\_.
34. Site lighting shall be high pressure sodium or LED type fixtures.
35. Prior to the issuance of any certificates of occupancy with respect to the residential subdivision, the developer shall prepare and, after approval of the same by the Town, duly record a declaration of restrictions, which shall prohibit parking within any of the cul-de-sacs located in the residential subdivision. **(Residential)**
36. According to the Federal Emergency Management Agency Flood Insurance Rate Map No. \_\_\_\_\_, panel \_\_\_\_\_ of \_\_\_\_\_, effective date \_\_\_\_\_, this site falls within zone \_\_\_\_\_ which has been determined to be located (inside/outside) of the 100-year floodplain.
37. Wetlands Note: This site was examined by \_\_\_\_\_ on \_\_\_\_\_ and no wetlands were found to exist **OR** Wetlands shown hereon were field delineated by \_\_\_\_\_ on \_\_\_\_\_ and field located by \_\_\_\_\_ on \_\_\_\_\_. See wetlands report dated \_\_\_\_\_ and prepared by \_\_\_\_\_.
38. WRPA Note: This site is/is not located within a designated Water Resource Protection Area as shown on Water Resource Protection Area Map for New Castle County (Map 3 of 3) dated 1987 and last revised \_\_\_\_\_. (If site is located within a designated WRPA, list the designation in the note.)
39. The developer shall construct 6-foot wide concrete sidewalks as shown on plan.
40. Postal boxes shall be installed in accordance with the rules and regulations of the United States Postal Service.

**(Construction Plans Only)**

41. 48-hour notice must be given to the Town of Middletown prior to any construction starting.
42. All construction and materials shall be in accordance with the Town of Middletown's "Manual of Construction Specifications and Details for Roads and Utilities."
43. During utility installation, the Contractor shall install tracer wire in accordance with the Town of Middletown's "Manual of Construction Specifications and Details for Roads and Utilities."